



TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

IW# 618 – 16 Crescent Beach Drive, Enfield, CT, 06082 – Map 097 / Lot 0023 –
Demolition and Construction of a New Single-Family House

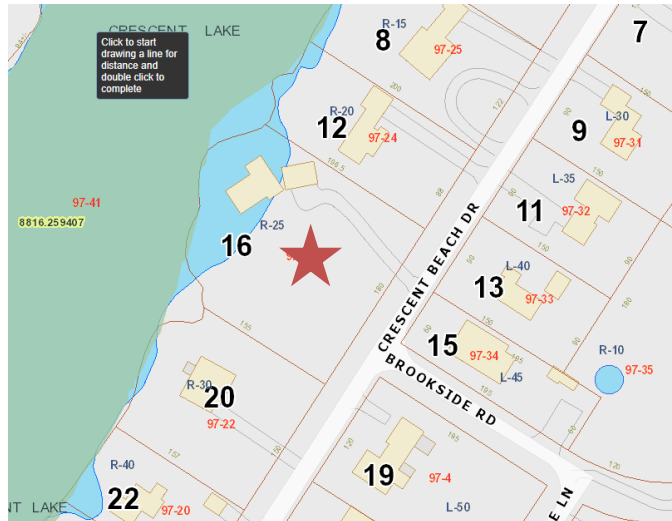
STAFF REPORT

September 29, 2020

BACKGROUND

This is an application for an Inland Wetlands and Watercourses Permit to demolish an existing +/-1,000 square foot home and construct a new single-family home.

Page 2 of the site plan provided by the applicant states that the area of disturbance in the Upland Review Area is 7,850 square feet.¹ The current coverage of the lot is ~5.5% (+/- 1,988.51 square feet) and the proposed coverage is 9% (+/- 3,253.93 square feet).¹



Please refer to the site plans and the application.

Per Section 2 - Definitions, any operations within 100' of the boundary of such wetlands and watercourses involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses is considered a **regulated activity**.

¹ Site Plan p. 2 of 2, Provided by the Applicant.



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STAFF COMMENTS

Department of Planning and Zoning: The current site plan provided by the applicant shows silt fencing as a sedimentation and erosion control measure. In the past, the Inland Wetlands and Watercourses Agency has required silt fencing and haybales for projects on and around Crescent Lake.

Most of the below comments are not applicable to the Inland Wetlands and Watercourses Permit. They are applicable to the Building Department's permits. However, please draw your attention to the Engineering Department's first (#1) and second (#2) comments as they are applicable to the Agency.

The Agency should inquire if the applicant plans on clearing any trees on the property.

Building Department: Raymond Steadward, Chief Building Official, has no concerns at this time but commented that the retaining wall may require engineering depending on what it is supporting. *See Comment #3 from the Engineering Department for further clarification.*

Engineering Department: JP Rodriguez, Road Engineer, commented that:

1. The Engineering Department recommends the installation of sediment control systems at the three (3) Catch basins that are in front of the house.
2. The Engineering Department questions if silt fencing is enough to protect the lake during the demolition and construction of the new dwelling.
3. The Engineering Department interpreted the Building Department's comment to mean that an Engineer should sign off on the retainage wall.

Health Department: Michael Caronna, Director of Environmental Sciences, commented that:

1. Since the property is serviced by a private water supply well the site plan will be subject to a Health District Review and Approval prior to the start of construction. *Information regarding the Health District Review and Approval process has already been emailed to the applicant.*
2. The applicant must submit a site plan showing the well location. If the well does not meet the current construction requirements then the well must be brought into compliance with the codes.
3. Well water tests are required prior to the signing off for the Building Official's Certificate of Occupancy.

Water and Pollution Control Division: Dan Parisi, Engineering Tech 2/WPC, commented that:



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1. The applicants need to show on the existing plan the existing sanitary sewer lateral and connection to the existing building. Prior to a demolition permit the existing connection needs to be cut and capped.
2. The new plan needs to show the connection to the sanitary sewer lateral.

Fire Department: Jim Nolan, Deputy Chief, has no comments at this time.

RESOLUTION

MOTION TO APPROVE THE WETLANDS PERMIT FOR IW# 618 - 16 Crescent Beach Drive – Application for a permit to demolish an existing +/- 1,000 square foot home and construct a new single family home as referenced on the Site Plans provided by the applicant on the property known as 16 Crescent Beach Drive; Jeffery and Angela Foss, Owner and Applicant; Map 097 / Lot 0023; R-33 Zone. (DoR: 10/06/2020).

Site Specific Conditions:

1. The applicant agrees to use both silt fencing and haybales for sedimentation and erosion controls; and
2. If the sedimentation and erosion controls fail the applicant will be responsible for protecting the three (3) catch basins that are delineated on the site plan; and
3. All conditions of approval and concerns will be forwarded to the Building Department for their review.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a “business day” is a day when the Town Hall is open for business.

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5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;



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16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/2 - "Topographic Survey" prepared for Jeffrey Foss, 16 Crescent Beach Drive Enfield, Connecticut, Map 097 Lot 023 Zone R-33 / LFOD, Prepared by Gary B. LeClair, LLC, Licensed Land Surveyors, 57 Acorn Drive, Windsor Locks, Connecticut 06096, (860) 627-8200, dated July 22, 2020.

2/2 - "Plot Plan" prepared for Jeffrey Foss, 16 Crescent Beach Drive Enfield, Connecticut, Map 097 Lot 023 Zone R-33 / LFOD; Engineer: Robert J. Arsenault, P.E, 401 High Street, East Harford, Connecticut 06118, (860) 268-6375; Land Surveyor: Gary B. LeClair, LLC, Licensed Land

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Surveyors, 57 Acorn Drive, Windsor Locks, Connecticut 06096, (860) 627-8200, dated August 22, 2020.

DATED this 29th day of September 2020.